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AC 485245

certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

  
District Sub-Registrar-II  
Alipore, South 24 Parganas

22 OCT 2019

**DEVELOPMENT AGREEMENT FOR CONSTRUCTION WITH  
POWER OF ATTORNEY**

**THIS DEVELOPMENT AGREEMENT WITH POWER  
OF ATTORNEY** is made on this 22<sup>nd</sup> day of October, 2019  
(Two Thousand Nineteen)

**BETWEEN**

Sr  
22/10/19

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27 SEP 2019

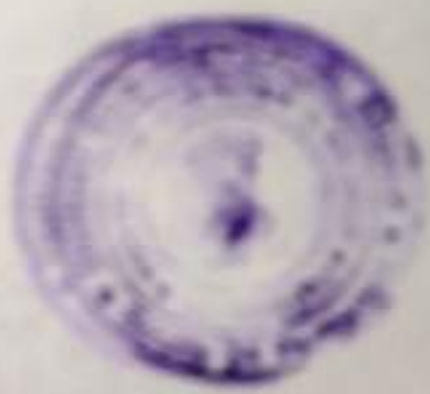
TO: \_\_\_\_\_

FROM: \_\_\_\_\_

SUBJECT: \_\_\_\_\_

DATE: \_\_\_\_\_

**S. CHAKRABORTY**  
88, Dr. Rajendra Prasad Sarani  
Kolkata-700 011



Signature of \_\_\_\_\_  
Address: \_\_\_\_\_

27 OCT 2019

Handwritten notes in the bottom left corner, including the name 'S. Chakraborty' and other illegible scribbles.

(1) **SMT. SIMA SARKAR**, (PAN - HGBPS6123Q) (Aadhaar - 9018 0948 9636), wife of Late Dilip Kumar Sarkar, by occupation - Housewife, (2) **SRI GOUTAM SARKAR**, (PAN - BMAPS3359B) (Aadhaar - 3744 9084 2620), son of Late Dilip Kumar Sarkar, by occupation - Business, both by faith - Hindu, by Nationality - Indian, both are residing at 37, Majlish Ara Road, Surity Sukanta Pally, Post Office - Paschim Putiary, Police Station - Behala, Kolkata - 700041 and (3) **SMT. MOUSUMI SAHA**, (PAN - HGBPS6119C) (Aadhaar - 3471 5862 4056), wife of Sri Partha Saha and daughter of Late Dilip Kumar Sarkar, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 39/B, Pashupati Bhattacharjee Road, Post Office - Paschim Putiary, Police Station - Behala, Kolkata - 700041, hereinafter jointly called and referred to as the "**OWNERS**" (which expression shall always be deemed to mean and to include their heirs, executors, administrators, representatives, receivers, nominees and assigns) of the **FIRST PART**.

**AND**

**"ANANDA NIKETAN CONSTRUCTION"**, (PAN - ABPFA8327E), a Partnership Firm, having its office at 60 (New) 41/A (Old), Tanupukur Road, Post Office - Dhakuria, Police Station - Garfa, Kolkata - 700031, represented by its Partners namely (1) **MR.**

**TAPAS BOSE**, (PAN - AHYPB7719A) (Aadhaar - 6940 3919 0036), son of Late Netai Chandra Bose, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 60 (New) 41/A (Old), Tanupukur Road, Post Office - Dhakuria, Police Station - Garfa, Kolkata - 700031 and (2) **MR. MD. SULEMAN**, (PAN - CGFPS9079E) (Aadhaar - 2218 5450 7431), son of Ainul Haque, by faith - Islam, by occupation - Business, by Nationality - Indian, residing at 2, Selimpur Lane, Post Office - Dhakuria, Police Station - Garfa, Kolkata - 700031, hereinafter called and referred as to the "**DEVELOPERS**" (which term or expression shall unless excluded by or repugnant to the subject or context to be deemed to mean and included its heirs, executors, successors, successors-in-office, administrators, legal representatives and/or assigns) of the **OTHER PART**.

**WHEREAS** the owners herein by way of inheritance, was the absolute owners of **ALL THAT** piece and parcel of land measuring about 03 Cottahs & 06 Chittacks more or less, lying and situated at Mouza - Sirity, J.L. No. 19, under R.S. Khatian No. 398, under Khatian No. 397, R.S. Dag No. 448, C.S. Khatian No. 398, within the limits of the Kolkata Municipal Corporation, under Ward No. 121, being K.M.C. Premises No. 72, Majlish Ara Road (mailing address 37, Majlish Ara Road, Sirity Sakuntala Pally), Post Office - Paschim

Putiary, Police Station - Behala, Kolkata - 700041, within the jurisdiction of District South 24 - Parganas.

**AND WHEREAS** the present owners herein by way of inheritance have now seized and possessed of the **ALL THAT** piece and parcel of land measuring about 03 Cottahs & 06 Chittacks more or less, lying and situated at Mouza - Sirity, J.L. No. 19, under R.S. Khatian No. 396, under Khatian No. 397, R.S. Dag No. 448, C.S. Khatian No. 398, within the limits of the Kolkata Municipal Corporation, under Ward No. 121, being K.M.C. Premises No. 72, Majlish Ara Road (mailing address 37, Majlish Ara Road, Sirity Sakuntala Pally), Post Office - Paschim Putiary, Police Station - Behala, Kolkata - 700041, within the jurisdiction of District South 24 - Parganas, which was registered at the office of the S.R. Alipore at Behala, recorded in Book No. I, Volume No. 89, pages 23 to 27, Being No. 3248, for the year 1978, after purchasing the above land the present owners mutated their names with the Kolkata Municipal Corporation and also mutated their names in the R.O.R. and paying taxes regularly and became the absolute owners without any interruption from others, more particularly described in the **SCHEDULE - 'A'** hereunder written.

**AND WHEREAS** the said Dilip Kumar Sarkar while being in possession of the said property died intestate on 23.01.2017, leaving

behind him his wife Smt. Sima Sarkar, one son Sri Goutam Sarkar and one married daughter Smt. Mousumi Saha as his legal heirs and successors in respect of the aforesaid purchased land measuring about 03 Cottahs & 06 Chittacks more or less, morefully described in the **SCHEDULE - 'A'** hereunder written.

**AND WHEREAS** now the owners, being desirous of developing their said respective property a multi-storied residential building upon the land as mentioned in the **SCHEDULE - 'A'** below in accordance with the sanctioned plan of The Kolkata Municipal Corporation and in search of a capable experienced person who is able to develop the said property by investing its own capital and the Developer having learnt of the intention of the owners has offered to develop the said property by way of constructing a multi-storied building in accordance with the sanction plan of The Kolkata Municipal Corporation by investing its' capital in consideration of that the owners shall be entitled in the Ground Floor 50% share in total area except staircase and also be allotted - Western side Flat in the First Floor, measuring about 50% of the total First Floor area, and another shall be allotted in the Eastern Side Flat, in the Second Floor, measuring about 50% of the total Second Floor area, and another shall be allotted Eastern Side Flat of the building in the Third Floor, of the building with inhabitable condition together with

proportionate share of land, common facilities along with Rs.5,00,000/- (Rupees Five Lakh) only as refundable/adjustable amount out of which Rs.50,000/- (Rupees Fifty Thousand) only shall be payable at the time of execution of this agreement and balance of Rs.2,00,000/- (Rupees Two Lakh) only shall be paid at the time of shifting and another Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand) only shall be paid at the time of complete of Third Floor (Top Floor) roof casting of owner's allocation, more particularly described into **SCHEDULE - 'B'** written hereunder and the rest portion of the said building will be dealt by the Developer to realize the cost of construction and the owners has accepted the aforesaid offer and agreed to enter into this agreement with the Developer on the terms and conditions as follows.

**NOW THIS AGREEMENT WITNESSETH AND BOTH THE PARTIES HAVE AGREED** as follows:-

1. The Developer shall construct multi-storied building or buildings in accordance with The Kolkata Municipal Corporation sanctioned plan including its all amendments and rectifications attached therewith at its' own cost and the Developer has been prima-facie satisfied about the marketable title of the Owners as above set forth.

2. The Developer shall at its' own cost, obtain Building Sanctioned Plan from The Kolkata Municipal Corporation by depositing all the sanction fees, water connection fees, drainage connection fees for and on behalf of the Owners and the Developer shall be entitled to all refunds of fees from The Kolkata Municipal Corporation as and when requires for.
3. The Developer, after completion of the construction of the said new multi-storied building or buildings within 24 months from the date of sanction building plan and shall deliver undisputed possession of the owners shall be entitled in the Ground Floor 50% share in total area except staircase and also be allotted - Eastern side flat in the First Floor, measuring about 50% of the total first floor area, and another shall be allotted in the Western Side flat in the Second Floor, measuring about 50% of the total second floor area and another shall be allotted Western side flat of the building in the Third Floor, of the building with inhabitable condition together with proportionate share of land, common facilities of the said newly constructed multistoried building will be treated as the owner's



allocation more particularly described in the **SCHEDULE - "B"** written hereunder and the owners shall deliver the vacant and peaceful possession to the Developer sanction plan of K.M.C in respect of the property mentioned in the **SCHEDULE 'A'** below free from all encumbrances.

4. The Owners hereto shall give an License to the Developer for construction of the said multi-storeyed building or buildings and also deliver the possession of the vacant land free from all encumbrances together with all original documents and title deeds to the Developer within a week from the date of this Agreement.
5. The Owners shall not object against or put any hindrance to enter into any Agreement for Sale or to sell any flat or flats to any intending purchaser/purchasers, save and except the said constructed area to be allotted to the Owners. The Developer will also be entitled to enter into an agreement for sale of its' allocated portion to any intending purchaser / purchasers whomsoever.
6. The developer shall be paid Rs. 6000/- per month to the owners for shifting charges from the date of vacancy of the premises until the handover of owners's allocation and the

- developer shall be entitled to dispose the debris after demolishing the existing old structure (Asbestos Shaded).
7. The Owners shall not interfere into the construction work of the said multi-storeyed building or buildings, provided the Developer shall proceed with the construction work as per Sanction Plan and the owners shall be entitled to make inspection of his allotted portion in which the Developer shall be bound to give best quality materials.
  8. The Developer shall expend the cost of building materials, sanitary works and fittings, electric works and fittings, labour charges etc. which are necessary for the construction of the said multi-storeyed building or buildings including installation of electric motor driven water pump and common electric meter at its' own cost and the owners shall expend the cost of installation of electric meter in his name in respect of his owners's allocation.
  9. The Developer shall complete the said multi-storeyed building or buildings with first class building materials in accordance with The Kolkata Municipal Corporation sanctioned building plan and specifications within 24

months from the date of said sanctioned building plan and if fail 3 (three) months time will be extended and ultimately after expiry of (24 + 6) 30 months, compensation will be charged per month @ Rs.5,000/- (Rupees Five thousand) only till delivery of possession.

10. The Developer shall be entitled to rectify and amend the building plan, as and when necessary after obtaining prior consent of the Owners.
11. The Developer shall, at its' own cost, appoint Architect, LBS and Advocates, the labour, Developer, watchman, Masons etc. for the said construction work of the multi-storeyed building or buildings.
12. The Developer shall be liable for any third party dispute out of this agreement with the third party without impleading and/or involving the Owners during the period of the said construction work of the said multi-storeyed building or buildings.
13. The Developer shall be entitled to fix sign-board or hoarding for the purpose of advertisement of the sale of the flat or flats of it's share.

14. The Owners shall also give a General Power of Attorney in favour of the Developer to facilitate the construction work of the said multi-storeyed building or buildings in respect of sell the constructed portion allocated in favour of the Developer excluding the areas of the Owner's allocation to any intending purchaser/purchasers at it's own discretion.
15. The Developer shall deliver the possession of the Owner's allocation to the Owners before the delivery of possession of the flat/flats to any other intending purchaser/s; and the Owners shall receive the owner's allocation as per **SCHEDULE - "B"** as total consideration as his share in the project or as the owner's allocation.
16. The Owners do hereby declare as follows:-
  - a) His property, described in the **SCHEDULE - "A"** written hereunder is free from all encumbrances and lispendens.
  - b) There is no impediment to construct the building under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 and a clearance is to be obtained from the competent authorities if required for.

- c) There is no bar for and on behalf of the Owners to enter into this agreement or otherwise to transfer his property.
- d) There is no impediment to obtain the sanctioned plan in respect of the premises of the Owners subject to the clearance to be obtained from the Kolkata Municipal Corporation and Urban Land Ceiling Department.

17. The Developer do hereby declare as follows:-

- a) The Developer shall bear all the expenses of the construction of the said new building or buildings.
- b) The Developer shall provide and install the necessary facilities and amenities to the beneficial use of the several self-contained flat or flats to be constructed into the said new multi-storeyed building or buildings.
- c) After completion of the said multi-storeyed building or buildings, the owner's allocation as mentioned in the **SCHEDULE "B"** written hereunder of the newly constructed building shall be delivered to the Owners without any dispute.

- d) The Developer shall complete the construction of the said new multi-storeyed building or buildings by investing it's own capital.
18. The Owners, at the request of the Developer shall join themselves in any Agreement for Sale or Deed of Conveyance at the time of execution and registration of the same to transfer the proportionate share of land in respect of the flat or flats of the Developer's allocation in favour of the intending purchaser/purchasers and the Developer shall be at liberty to own and possessed their allocation on the project for sale or dispose of the same to any prospective purchaser/purchasers at a consideration money as may the Developer at it's own discretion think fit and proper.
19. The Owners shall indemnify and/or kept indemnified the Developer from any third party claim in respect of the SCHEDULE "A" property simultaneously, the Developer shall also indemnify or kept indemnified the Owners against any third party claim or dispute during the period of the construction of the said new multi-storied building or buildings and the Owners shall co-operate with the

Developer in every respect for the construction of the said multi-storeyed building, provided the said construction shall be made as per the Sanction Plan of the Kolkata Municipal Corporation failing of which, the Developer will be compelled to stop the construction work of the said multi-storeyed building or buildings and in that event, the Owners shall compensate the loss of the Developer.

20. The Developer is hereby authorised to sell the flat and/or flats to any intending purchaser/ purchasers from the developer's allocation, for realising the construction cost of the said new multi-storeyed building.
21. The Developer shall pay the rates and taxes during the construction period, thereafter, the Developer shall pay the rates and taxes in respect of its allocation and also pay proportionate share of expenses and maintenance of the said multi-storeyed building and buildings and the Owners shall pay the rates and taxes including proportionate share of maintenance cost and taxes in respect of the owner's allocation from the date of delivery of the possession of the same.

22. The Developer shall be entitled to any vertical or horizontal construction of the building by amending or rectifying the Kolkata Municipal Corporation Sanctioned Plan.
23. The Developer shall, at its own cost, install the main service line and the electric meter for common spaces and purposes and the Owners shall install the electric meters in the owner's allocation and/or names of the Owners at his own cost.
24. If the Owners fails and/or neglects to handover the vacant possession of the said property free from all encumbrances within stipulated time, in that event, the Owners shall refund all the money so received by them to the Developer forthwith.
25. Both the parties hereto have mutually agreed upon that both the parties and their nominees and assignees shall abide by all the restrictions to enjoy the common parts and portions of the building for their mutual benefits as mentioned herein and both the parties and his nominees shall form the owner's association or syndicate to



maintained the said proposed multistoried building and also to make any rules and bye laws for the same.

26. The owners do hereby authorize to do and cause to be done on behalf of them and in their names the acts, deed and things inter-alia as follows :

a. To supervise, manage and conduct all sorts of affairs administration in respect of all our affairs, transaction and properties which we, now have as more fully described in the **SCHEDULE - 'A'** hereunder and all letters, correspondences arising of or in relation to our above said Scheduled Property.

b. To prepare/rectify/amend/modify the building plan for the Development of the said property and to sign the said amended plan if required on our behalf and to submit the same to the CESC Ltd., and other concerning authority for obtaining sanction of the same and to submit proposal for time to time for the amendment of such plan to the said Kolkata Municipal Corporation and other concerning authority for the purpose of obtaining sanction of the same.

- c. To do all acts for obtaining sewerage connections, water connection, electric connection from CESC Ltd., and all other permission from the concerning authorities which may be time to time required for the development of the proposed buildings and/or the land and/or the construction of the building relating to the Scheduled premises.
- d. To make necessary representations to the Kolkata Municipal Corporation, CESC Ltd., Fire brigade, Land Ceiling Authorities, Police Authority and /or other authority or authorities and concerns for obtaining necessary permissions as required in law for installing electric connection, fire permission, police permission from the concerning authority and to represent before the Assessor and Collector of the Kolkata Municipal Corporation and also to the other concerning authorities in respect of fixation of taxes and its hearing to the above said authority in respect of the **SCHEDULE - 'A'** property as written hereunder.
- e. To negotiate on terms and conditions with the intending Purchasers and to enter into agreement for sale of flat and

Car space in respect of Developer's Allocated portion, as they shall deem fit and proper as per the terms and conditions of this agreement. They shall present the same to any Registering Authority and /or Notary Public to submit its execution relating to the Developer's Allocation as per this agreement in respect of the **SCHEDULE - "A"** property.

- f. To execute deed of sale in respect of the undivided proportionate share of land relating to the said flat and Car parking space in respect of the Developer's Allocation as per this agreement in favour of any intending Purchaser or purchasers and to present the deed or deeds before the Registrar to admit execution of the deed or deeds executed by them on our behalf relating to the Developer's Allocated portion as per this agreement in respect of the **SCHEDULE "A"** property.

- g. To file any suit, claim before any Court of Law, Appeal and Second Appeal and Miscellaneous Appeal in any Court of Law to file objection and to sign and verily plaint, written statement, application and objection in any nature,

swearing affidavit in connection with the said SCHEDULE -  
"A" property.

- h. To engage, constitute and appoint and Advocate or Advocates, Vakil, Pleader, Muktar, Revenue Agent or any other Practitioner or conduct all sorts of cases appeals, revision and other matters or affirms and to take defend all sorts of legal proceedings suits, claims, demand, etc. arising in course of or in relation to the aforesaid matters the cost will be borne by them.
- j. To apply to Courts and Officers for inspection and for copies documents and papers, judicial and to receive back documents and papers and to apply to competent places for mutation.
- k. To accept service of summons if any, notices or writ issued by any Court of Law or offices against me and to give evidence etc. on behalf of me in Courts and places as may be required by law relating to the Scheduled property.
- l. He can also issue letters/notices and/or submit application on behalf of us to the concerning Authority e.g. the Kolkata Municipal Corporation Land Ceiling Authority etc. for sanction of sewerage connection, electric connection or for

some, other purpose which may be required for development and/or construction of building in the SCHEDULE - "A" property.

- m. To receive any money or whatsoever which may become due and payable to me upon or by virtue of any assignment, charges or other security and on receipt thereof to make, sign, execute and give effectual release or other discharge for the same.
- n. To ask, receive and recover from all the flat Owners, purchasers, other occupiers, agreement holders for purchasing flat, all rents charges, profits, emoluments and some of money now due or owing to and payable in respect of the Developer's Allocation in terms of this agreement in any manner whatsoever and also on non-payment thereof or any part thereof, to enter upon and restrain and/or to take appropriate legal steps for the recovery of or to eject such defaulting purchasers and/or occupiers.

**SCHEDULE - "A" ABOVE REFERRED TO**

(Description of land property)

**ALL THAT** piece and parcel of land measuring about 03 Cottahs & 06 Chittacks more or less, lying and situated at Mouza - Sirity, J.L. No. 19, under R.S. Khatian No. 398, under said Khatian No. 397, R.S. Dag No. 448, C.S. Khatian No. 398, within the local limits of the Kolkata Municipal Corporation, under Ward No. 121, being K.M.C. Premises No. 72, Majlish Ara Road (mailing address 37, Majlish Ara Road, Sirity Sakuntala Pally), Post Office - Paschim Putiary, Police Station - Behala, Kolkata - 700041, within the jurisdiction of District South 24 - Parganas and butted and bounded as follows:

**ON THE NORTH** : 16' Feet Colony Road;  
**ON THE SOUTH** : Plot No. 3;  
**ON THE EAST** : 20' Feet Colony Road;  
**ON THE WEST** : Land of Dag No. 447.

**THE SCHEDULE - "B" ABOVE REFERRED TO**

(Owner's Allocation)

**ALL THAT** the owners shall be entitled in the Ground Floor 50% share in total area except staircase and also be allotted - Eastern side Flat in the First Floor, measuring about 50% of the total First

floor area, and another shall be allotted in the Western Side flat in the Second Floor, measuring about 50% of the total second floor area and another shall be allotted Western side flat of the building in the Third Floor, of the building with inhabitable condition together with proportionate share of land, common facilities along with Rs. 5,00,000/- (Rupees Five Lakhs) only as refundable/adjustable amount out of which Rs.50,000/- (Rupees Fifty Thousand) only shall be payable at the time of registration and balance of Rs.2,00,000/- (Rupees Two Lakhs) only shall be paid at the time of shifting and balance Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand) only shall be paid at the time of complete of Third Floor (Top Floor) roof casting of the building with inhabitable condition together with proportionate share of land, common facilities in to the said newly constructed multistoried building.

**THE SCHELDULE - "C" ABOVE REFERRED TO**

(Description of the Developer's Allocation)

**ALL THAT** rest portion of the said building will be dealt by the Developer to realize the cost of construction, consisting of several self-contained flats and car parking spaces in habitable condition of the proposed new building or buildings to be

erected upon the aforesaid SCHEDULE "A" property in accordance with the Kolkata Municipal Corporation sanctioned building plan and specifications together with undivided impartible proportionate share of land described in the SCHEDULE "A" written hereinabove altogether with the common right to use with the Owners, the common parts and portions of the building, described in the SCHEDULE "D" written hereunder along with all easement and quasi-easement right annexed to the said proposed building.

**THE SCHEDULE "D" ABOVE REFERRED TO**

(The Common Portions)

1. Entrance and exit and roof of the building.
2. Boundary walls and main gate.
3. Entrance lobby, electric utility space.
4. Water pump space.
5. Staircase and staircase landing on the ground floor.
6. Drainage and sewerage line and other installations for the same except only those which are installed within the exclusive area of any unit exclusively for its use.



7. Electric Sub-Station and electrical wirings and other fittings exclusively only those as are installed within the exclusive area of any unit exclusively for its use.
8. Water pump, water reservoir, together with all common plumbing installation for carriage of water excluding only such parts of installations and fittings as are exclusively within and for the unit.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or around the land and buildings are necessary for passage to and/or user of the units in common by the co-owners.
10. The ultimate roof.
11. The area of common portion may be varied or decreased as per the further modification and/or change the plan for making further construction before delivery of possession as per mutual consent between developer and the owners.

**SCHEDULE "E" REFERRED TO AS ABOVE**

(Common expenses)

1. The expenses of maintaining, repairing, redecorating etc. of the building, gutters and rain water pipes of the

building, water pipes, sanitary pipes, gas pipes and electric pipes, wires and installation, under or upon the building and enjoyed or used by the purchaser in common with the Owners and the other occupier/ purchaser and the main entrance, passage, landing and staircase of the building as enjoyed by the purchaser or used by the Purchaser in common as aforesaid and the boundary walls of the premises and its compound etc.

2. The costs of cleaning and lighting the passage landing staircase and other parts of the building and enjoyed or used by the purchaser/s in common as aforesaid.
3. The costs of the decorating the exterior of the building.
4. The costs or the salaries of care-takers, clerks, bill collector, chowkidars, sweepers, malis, mistries etc. if any, to be appointed by the Association of the Owners of the flat and before formation of such Association by the Owners.
5. The costs of working and maintenance of light and service charges of the common areas and facilities.
6. The costs of working and maintenance of pump and equipments.
7. Corporation and other taxes and/or any levies.

8. Insurance of the building and pumps against all types of risks.
9. Capital or recurring expenditure for replacement of all or any item comprised in the general common parts and portions and common facilities.
10. Common other expenses as necessary or incidental for the maintenance of the said building and/or other taxes until separately assessed.

### SPECIFICATION

<b>TYPE OF STRUCTURE</b>	:	R.C.C. (1:1:5:3) frame structure with 200 mm thick cement brick work. As per direction of Architect/Engineer.
<b>INTERIOR WALLS</b>	:	75mm/125mm thick cement brick.
<b>FINISHING</b>	:	Outside surface – cement plaster with weather coat, Interior surface – cement plaster with plaster of paris.
<b>FLOORING</b>	:	All flooring of the said entire flat shall be finished by marble only.
<b>WINDOWS</b>	:	Aluminum Sliding windows with grill, only box grill on the front side, verandah box grill. The Structure of the

building including the interior walls and the finishing will be made with good standard quality materials and other fittings and fixtures also will be of good standard quality available in the market subject to the OWNERS' satisfaction.

### **DOORS**

: Main entrance door of flat will be of wood finishing with polish with lock and other aluminum fittings and the other doors will be flush doors with aluminum fittings covered with synthetic enamel paints, excepting the doors of the toilet and W.C. which will be of plastic.

### **TOILET & W.C. FITTINGS**

: European style (white) commode complete with P.V.C. (white cisterns with plastic seat-cover), one white porcelain wash-basin with C.P. pillar cocks, cold & hot shower-line with standard bib cock, three water taps, mirror, soap-tray to be provided with two towel-rails, guesser line -all are to be provided in the toilet only. The inside pipelines of the toilet and W.C. will be conceal-type made of material

of standard quality. The guesser lines as aforesaid are to be provided suitably as per the owners requirements and all the walls of the toilet and W.C. are to be provided with glaze-tiles upto 6'6" & 6" high skirting from the floor level.

**KITCHEN  
FITTINGS**

**i) Kitchen Sink** - Measuring 1' ft. 10" Inch. By 1' ft. 4" Inch. Made of stainless steel with one C.P. Bib cock water only.

**ii) Cooking Table** - Measuring 6' ft. By 1' ft. 8" Inch. height from the top of the table and/or any other slab to be provided as per the owners requirement.

**ELECTRICALS**

**i) Bed Room;**

1 no. ceiling fan point, 2 nos. light points, 1 no. plug point (5 amps) and one A.C. point for master Bed Room

**ii) Drawing/Dining :**

1 no. ceiling fan point, 3 nos. light points, 1 no. plug point (5 Amps), and 1 no. plug point (15 Amps)

**iii) Kitchen :** 2 nos. light points and 1 no. plug point (5 Amps), 1 no. power plug point (15 Amps) and 1 no. exhaust

fan point.

iv) Lobby : 1 no. light point

v) Verandah : 1 no. light point

vi) Toilet & W.C. : 1 no. light point, 1 no. plug point (15 Amps) for Guesser and 1 no. exhaust fan point in each of the toilet and W.C.

vii) Car Parking space : 4 no. light point.

viii) Water-pump is the common pump-room.

ix) Further electrical points and connections in the common areas and portion of the building to facilitate the comfortable living of the Purchasers herein.

x) The purchasers herein shall be entitled to take separate electric meter/s from the competent authority concerned in their names jointly and/or exclusively.

xi) The purchasers herein shall be entitled to take separate gas meter/s from the competent authority concerned in their name/s.

**SANITATION**

: All sewerage lines are to be covered by underground drainage pipe leading to and terminating in the septic tank. The drainage, sewerage, water and rain-water pipe-lines of the building will be good standard quality as per the satisfaction of the co-owners of the building.

**WATER PUMP  
& WATER  
SUPPLY**

: Water supplied by the Municipal Corporation will be accumulated/stored in the underground reservoir of the building and the same shall be lifted to the overhead reservoir of the building by way of pump.

**IN WITNESSES WHEREOF** the parties hereto and hereunto subscribed their respective hands and seal on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**  
**In these presence of WITNESSES:-**

- 1) Rahul Dhoor.  
Ajay Nagari.  
Kol - 75

Mousumi Saha  
Sima Sarkar  
Gautam Sarkar

**SIGNATURE OF THE OWNERS**

**M/S. ANANDA NIKETAN CONSTRUCTION**

Japas Barua

**M/S. ANANDA NIKETAN CONSTRUCTION**

Md. Suliman

**PARTNERS**

**SIGNATURE OF THE DEVELOPERS**

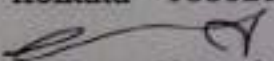
- 2) Ajay Dhoor  
Hijir  
Kol - 27

Drafted by:

Rebayan NK  
Alipore Police Court  
Kol - 27  
F - 1776/03

**PRINT ZONE,**

Alipore Police Court,  
Kolkata - 700027.

  
Sarfaraz Ahmed.



**MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs.50,000/- (Rupees Fifty Thousand) only, by cash as advance money out of total Rs.5,00,000/- (Rupees Five Lakh) only as refundable/adjustable amount.

22.10.2019

By cash

Rs. - 50,000/-

**WITNESSES:**

1. Rahul Dhoor.

Mousumi Sahra  
Sima Sankar  
Geetika Sankar

2. Him Des

.. SIGNATURE OF THE OWNERS

## **POWER OF ATTORNEY FOR CONSTRUCTION**

**TO ALL WHOM THESE PRESENTS** we **SMT. SIMA SARKAR**,  
(PAN – HGBPS6123Q) (Aadhaar – 9018 0948 9636), wife of Late Dilip  
Kumar Sarkar, by occupation – Housewife, (2) **SRI GOUTAM**  
**SARKAR**, (PAN – BMAPS3359B) (Aadhaar – 3744 9084 2620), son of  
Late Dilip Kumar Sarkar, by occupation – Business, both by faith –  
Hindu, by Nationality – Indian, both are residing at 37, Majlish Ara  
Road, Sirity Sukanta Pally, Post Office – Paschim Putiary, Police  
Station – Behala, Kolkata – 700041 and (3) **SMT. MOUSUMI SAHA**,  
(PAN – HGBPS6119C) (Aadhaar – 3471 5862 4056), wife of Sri Partha  
Saha and daughter of Late Dilip Kumar Sarkar, by faith – Hindu, by  
occupation – Housewife, by Nationality – Indian, residing at 39/B,  
Pashupati Bhattacharjee Road, Post Office – Paschim Putiary, Police  
Station – Behala, Kolkata – 700041, District South 24 – Parganas,

**SEND GREETINGS.**

**WHEREAS** the executants hereto have acquired right, title and interest otherwise become the sixteen annas and absolute owners in respect of the property being **ALL THAT** piece and parcel of land measuring about 03 Cottahs & 06 Chittacks more or less, lying and situated at Mouza - Sirity, J.L. No. 19, under R.S. Khatian No. 398, under Khatian No. 397, R.S. Dag No. 448, C.S. Khatian No. 398, within the limits of the Kolkata Municipal Corporation, under Ward No. 121, being K.M.C. Premises No. 72, Majlish Ara Road (mailing address 37, Majlish Ara Road, Sirity Sakuntala Pally), Post Office - Paschim Putiary, Police Station - Behala, Kolkata - 700041, within the jurisdiction of District South 24 - Parganas, fully described in the **SCHEDULE** written hereunder and hereinafter for the sake of brevity to as the "**said Property**".

**AND WHEREAS** we have entered into a Development Agreement to develop our aforesaid **SCHEDULE** property upon certain terms and conditions with "**ANANDA NIKETAN CONSTRUCTION**", (PAN - ABPFA8327E), a Partnership Firm, having its office at 60 (New) 41/A (Old), Tanupukur Road, Post Office - Dhakuria, Police Station - Garfa, Kolkata - 700031, represented by its Partners namely (1) **MR. TAPAS BOSE**, (PAN - AHYPB7719A) (Aadhaar - 6940 3919 0036), son of Late Netai Chandra Bose, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing

60 (New) 41/A (Old), Tanupukur Road, Post Office - Dhakuria, Police Station - Garfa, Kolkata - 700031 and (2) **MR. MD. SULEMAN**, (PAN - CGFPS9079E) (Aadhaar - 2218 5450 7431), son of Ainul Haque, by faith - Islam, by occupation - Business, by Nationality - Indian, residing at 2, Selimpur Lane, Post Office - Dhakuria, Police Station - Garfa, Kolkata - 700031

**AND WHEREAS** We now appoint, nominate and constitute, the said Developer "**ANANDA NIKETAN CONSTRUCTION**", (PAN - ABPFA8327E), a Partnership Firm, having its office at 60 (New) 41/A (Old), Tanupukur Road, Post Office - Dhakuria, Police Station - Garfa, Kolkata - 700031, represented by its Partners namely (1) **MR. TAPAS BOSE**, (PAN - AHYPB7719A) (Aadhaar - 6940 3919 0036), son of Late Netai Chandra Bose, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 60 (New) 41/A (Old), Tanupukur Road, Post Office - Dhakuria, Police Station - Garfa, Kolkata - 700031 and (2) **MR. MD. SULEMAN**, (PAN - CGFPS9079E) (Aadhaar - 2218 5450 7431), son of Ainul Haque, by faith - Islam, by occupation - Business, by Nationality - Indian, residing at 2, Selimpur Lane, Post Office - Dhakuria, Police Station - Garfa, Kolkata - 700031, as our lawful ATTORNEY to do and to perform and cause to do and cause to perform on our behalf and in our names to do act deed and things relating to the said development work as follows :-

1. To supervise, manage and conduct all sorts of affairs administration in respect of all our affairs, transaction and properties which we, now have as more fully described in the **SCHEDULE** hereunder and all letters, correspondences arising of or in relation to our aforesaid Scheduled Property.
  
2. To prepare/rectify/amend/modify the building plan for the Development of the said property and to sign the said building plan if required on our behalf and to submit the same to the Kolkata Municipal Corporation and other concerning authority or authorities for obtaining sanction of the same and also to receive such building plan from the Kolkata Municipal Corporation and to submit proposal for time to time for the amendment of such plan to the said the Kolkata Municipal Corporation and other concerning authority or authorities for the purpose of obtaining sanction of the same and also to obtain certificate of completion and other necessary permission from the Kolkata Municipal Corporation.

3. To do all acts for obtaining sewerage connections, water connection from the Kolkata Municipal Corporation and electric connection from CESC Ltd., and all other permission from concerned authorities which may from time to time be required for the development of the proposed buildings and/or the land and/or the construction of the building relating to the Scheduled Premises.
4. To make necessary representations to the Kolkata Municipal Corporation, CESC Ltd., Fire Services, Police Authority and /or other authority or authorities and concerns for obtaining necessary permissions as required by law for installing electric connection, fire permission, police permission from the concerned authorities and to represent before the Assessor and/or Collector of the Kolkata Municipal Corporation and also to other concerned Authorities in respect of Assessment of Rates and Taxes and its hearing to the aforesaid authority in respect of the Scheduled Property mentioned hereunder.

5. To negotiate on terms and conditions with the intending Purchasers and to enter into agreement for sale of flat and Car Parking Space in respect of Developer's Allocated portion, as it shall deem fit and proper as per the terms and conditions of the aforesaid registered Development Agreement. She shall present the same to any Registering Authority and /or Notary Public to submit its execution relating to the Developer's Allocation as per this agreement in respect of the **SCHEDULE** property.
  
6. To execute deed of sale in respect of the undivided proportionate share of land relating to the Developer's Allocation as per the Developer Agreement in favour of any Purchaser or purchasers and to present the deed or deeds before the Registrar to admit execution of the deed or deeds executed by them on our behalf relating to the Developer's Allocation portion as per this agreement in respect of the **SCHEDULE** Property.
  
7. To file any suit, claim before any Court of Law, Appeal and Second Appeal and Miscellaneous Appeal in any Court of

Law or to move in Supreme Court to file objection and to sign and verily plaint, written statement, application and objection of any nature, swearing affidavit in connection with the said **SCHEDULE** property.

8. To engage, constitute and appoint Advocate or Advocates, Vakil, Pleader, Muktar, Revenue Agent or any other Practitioner or to conduct all sorts of cases appeals, revision and other matters or affirms and to take defense all sorts of legal proceedings suits, claims, demand, etc. arising out of or in relation to the aforesaid matters the cost will be borne by them.
9. To apply to Courts and/or any Officer or Officers for inspection and for copies documents and papers, judicial and to receive back documents and papers and to apply to competent places for mutation.
10. To accept service of summons if any, notices or writ issued by any Court of Law or offices against us and to give



evidence etc. on behalf of us in Courts and places as may be required by law relating to the Scheduled property.

11. They can also issue letters/notices and/or submit application on behalf of us to the concerned Authority e.g. the Kolkata Municipal Corporation, C.E.S.C. Ltd, Land Ceiling Authority etc. for sanction of sewerage connection, electric connection or for some, other purpose which may be required for development and/or construction of building in the **SCHEDULE** Property.
12. To receive any money or whatsoever which may become due and payable to us upon or by virtue of any assignment, charges or other security and on receipt whereof to make, sign, execute and give effectual release or other discharge for the same.
13. To ask, receive, and recover from all the flat Owners, purchasers, other occupiers, agreement holders for purchasing flat, all rents charges, profits, emoluments and sum of money now due or owing to and payable in respect

of the Developer's Allocation in terms of the agreement in any manner whatsoever and also on non-payment thereof or any part thereof, to enter upon and restrain and/or to take appropriate legal steps for the recovery of or to eject such defaulting purchasers and/or occupiers.

**AND** we do hereby agree to ratify and confirm all and whatsoever other lawful acts the said "**ANANDA NIKETAN CONSTRUCTION**", a Partnership Firm, having its office at 60 (New) 41/A (Old), Tanupukur Road, Post Office - Dhakuria, Police Station - Garfa, Kolkata - 700031, represented by its Partners namely (1) **MR. TAPAS BOSE**, son of Late Netai Chandra Bose, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 60 (New) 41/A (Old), Tanupukur Road, Post Office - Dhakuria, Police Station - Garfa, Kolkata - 700031 and (2) **MR. MD. SULEMAN**, son of Ainul Haque, by faith - Islam, by occupation - Business, by Nationality - Indian, residing at 2, Selimpur Lane, Post Office - Dhakuria, Police Station - Garfa, Kolkata - 700031, shall lawfully do, execute or perform or cause to be done, executed and performed in terms of this agreement for the development of the said premises describing in the Scheduled by virtue of this agreement.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring about 03 Cottahs & 06 Chittacks more or less, lying and situated at Mouza - Sirity, J.L. No. 19, under R.S. Khatian No. 398, under said Khatian No. 397, R.S. Dag No. 448, C.S. Khatian No. 398, within the local limits of the Kolkata Municipal Corporation, under Ward No. 121, being K.M.C. Premises No. 72, Majlish Ara Road (mailing address 37, Majlish Ara Road, Sirity Sakuntala Pally), Post Office - Paschim Putiary, Police Station - Behala, Kolkata - 700041, within the jurisdiction of District South 24 - Parganas and butted and bounded as follows:

**ON THE NORTH** : 16' Feet Colony Road;

**ON THE SOUTH** : Plot No. 3;

**ON THE EAST** : 20' Feet Colony Road;

**ON THE WEST** : Land of Dag No. 447.

IN WITNESSES WHEREOF the executants hereto have put their respective signature and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**  
**In these presence of WITNESSES:-**

1) *Rahul Dhar*  
*Nyop Nagar*  
*lot- 75*

*Mousumi Saha*  
*Sima Sarkar*  
*Ground Floor Sanbar*

2) *Apurva Das*  
*Alipore*  
*lot- 27*

**SIGNATURE OF THE EXECUTANTS**

We accept the Power

**M/S. ANANDA NIKETAN CONSTRUCTION**

*Jagan Banerjee*

**PARTNER**

**M/S. ANANDA NIKETAN CONSTRUCTION**

*Md. Subhan*

**PARTNER**

**SIGNATURE OF THE ATTORNEYS**

Drafted by:

*Rebayan Wc*  
*Adv*  
*Alipore police court*  
*lot- 27*  
*F-1776/03*

**PRINT ZONE,**












Alipore Police Court,  
Kolkata - 700027.

*[Signature]*  
**Sarfraz Ahmed**

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					











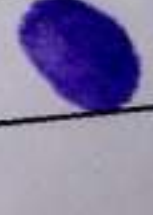
Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name .....

Signature *Mansumi Saha*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature *Goutam Saha*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					









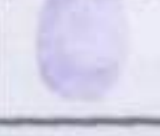


Name .....

Signature *.....*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

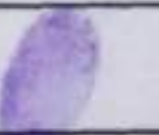




Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature *Fajal B...*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature *Md. Salam...*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-008524551-1

GRN Date: 21/10/2019 22:20:51

BRN: IK0AHBGEY9

Payment Mode: Online Payment

Bank: State Bank of India

BRN Date: 21/10/2019 22:21:44

DEPOSITOR'S DETAILS

Id No.: 16020001627808/2/2019  
(Query No./Query Year)

Name: TANMOY DHAR

Contact No.:

Mobile No.: +91 8981314794

E-mail:

Address: AJOYNAGAR

Applicant Name: Mr Rahul Dhar

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks:

Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16020001627808/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	6971
2	16020001627808/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	560
<b>Total</b>				<b>7531</b>

In Words: Rupees Seven Thousand Five Hundred Thirty One only

## Major Information of the Deed

Deed No :	I-1602-08281/2019	Date of Registration	22/10/2019
Query No / Year	1602-0001627808/2019	Office where deed is registered	
Query Date	21/10/2019 2:07:57 PM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value		
	Rs. 42,82,498/-		
Stempduty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 560/- (Article:E, E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Majlish Ara Road, Premises No: 72, Ward No: 121 Pin Code : 700041

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 6 Chatak		42,52,498/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				5.5688Dec	0 /-	42,52,498 /-	

### Structure Details :






Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	0 /-	30,000 /-	







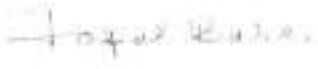


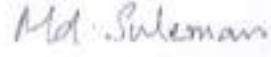
Land Lord Details :

Name, Address, Photo, Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	<p><b>Smt SIMA SARKAR</b>                      Wife of Late DILIP KUMAR SARKAR                      Executed by: Self, Date of Execution: 22/10/2019                      , Admitted by: Self, Date of Admission: 22/10/2019 ,Place : Office</p>	 22/10/2019	 LTI 22/10/2019	<p>Sima Sarkar</p> 22/10/2019
<p>37, MAJLISH ARA ROAD, SIRITY SUKANTA PALLY, P.O:- PASCHIM PUTIARY, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: HGBPS6123Q, Aadhaar No: 90xxxxxxxx9636, Status :Individual, Executed by: Self, Date of Execution: 22/10/2019 , Admitted by: Self, Date of Admission: 22/10/2019 ,Place : Office</p>				
2	<p><b>Shri GOUTAM SARKAR</b>                      Son of Late DILIP KUMAR SARKAR                      Executed by: Self, Date of Execution: 22/10/2019                      , Admitted by: Self, Date of Admission: 22/10/2019 ,Place : Office</p>	 22/10/2019	 LTI 22/10/2019	<p>Goutam Sarkar</p> 22/10/2019
<p>37, MAJLISH ARA ROAD, SIRITY SUKANTA PALLY, P.O:- PASCHIM PUTIARY, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BMAPS3359B, Aadhaar No: 37xxxxxxxx2620, Status :Individual, Executed by: Self, Date of Execution: 22/10/2019 , Admitted by: Self, Date of Admission: 22/10/2019 ,Place : Office</p>				
3	<p><b>Smt MOUSUMI SAHA</b>                      Daugther of Late DILIP KUMAR SARKAR                      Executed by: Self, Date of Execution: 22/10/2019                      , Admitted by: Self, Date of Admission: 22/10/2019 ,Place : Office</p>	 22/10/2019	 LTI 22/10/2019	<p>Mousumi Saha</p> 22/10/2019
<p>39/B, PASHUPATI BHATTACHARJEE ROAD, P.O:- PASCHIM PUTIARY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700041, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: HGBPS6119C, Aadhaar No: 34xxxxxxxx4056, Status :Individual, Executed by: Self, Date of Execution: 22/10/2019 , Admitted by: Self, Date of Admission: 22/10/2019 ,Place : Office</p>				

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>ANANDA NIKETAN CONSTRUCTION</b> 60, TANUPUKUR ROAD, P.O:- DHAKURIA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 . PAN No :- ABPFA8327E, Aadhaar No Not Provided by UIDAI, Status : Organization , Executed by: Representative

**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Mr TAPAS BOSE</b> <b>(Presentant)</b> Son of Late NETAI CHANDRA BOSE Date of Execution - 22/10/2019, , Admitted by: Self, Date of Admission: 22/10/2019, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Oct 22 2019 1:42PM LTI 22/10/2019 22/10/2019	60, TANUPUKUR ROAD, P.O:- DHAKURIA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHYPB7719A, Aadhaar No: 69xxxxxxxx0036 Status : Representative, Representative of : ANANDA NIKETAN CONSTRUCTION (as PARTNER)		
2	<b>Name</b> <b>Mr MOHD SULEMAN, (Alias Name: Mr MD SULEMAN)</b> Son of Mr AINUL HAQUE Date of Execution - 22/10/2019, , Admitted by: Self, Date of Admission: 22/10/2019, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Oct 22 2019 1:42PM LTI 22/10/2019 22/10/2019	2, SELIMPUR LANE, P.O:- DHAKURIA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: CGFPS9079E, Aadhaar No: 22xxxxxxxx7431 Status : Representative, Representative of : ANANDA NIKETAN CONSTRUCTION (as PARTNER)		

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAHUL DHAR</b> Son of Late RANAJIT DHAR AJOY NAGAR, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075			
	22/10/2019	22/10/2019	22/10/2019

Identifier Of Smt SIMA SARKAR, Shri GOUTAM SARKAR, Smt MOUSUMI SAHA, Mr TAPAS BOSE, Mr MOHD SULEMAN

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Smt SIMA SARKAR	ANANDA NIKETAN CONSTRUCTION-1 85625 Dm
2	Shri GOUTAM SARKAR	ANANDA NIKETAN CONSTRUCTION-1 85625 Dm
3	Smt MOUSUMI SAHA	ANANDA NIKETAN CONSTRUCTION-1 85625 Dm
Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	Smt SIMA SARKAR	ANANDA NIKETAN CONSTRUCTION-33 33333333 Sq Ft
2	Shri GOUTAM SARKAR	ANANDA NIKETAN CONSTRUCTION-33 33333333 Sq Ft
3	Smt MOUSUMI SAHA	ANANDA NIKETAN CONSTRUCTION-33 33333333 Sq Ft

Endorsement For Deed Number : I - 160208281 / 2019

On 22-10-2019

**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number - 48 (g) of Indian Stamp Act 1899.

**Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**

Presented for registration at 13:32 hrs on 22-10-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr TAPAS BOSE ..

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,82,498/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 22/10/2019 by 1. Smt SIMA SARKAR, Wife of Late DILIP KUMAR SARKAR, 37, MAJLISH ARA ROAD, SIRITY SUKANTA PALLY, P.O: PASCHIM PUTIARY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 2. Shri GOUTAM SARKAR, Son of Late DILIP KUMAR SARKAR, 37, MAJLISH ARA ROAD, SIRITY SUKANTA PALLY, P.O: PASCHIM PUTIARY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 3. Smt MOUSUMI SAHA, Daughter of Late DILIP KUMAR SARKAR, 39/B, PASHUPATI BHATTACHARJEE ROAD, P.O: PASCHIM PUTIARY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife

Indetified by Mr RAHUL DHAR, , Son of Late RANA JIT DHAR, AJOY NAGAR, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 22-10-2019 by Mr TAPAS BOSE, PARTNER, ANANDA NIKETAN CONSTRUCTION (Partnership Firm), 60, TANUPUKUR ROAD, P.O:- DHAKURIA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031

Indetified by Mr RAHUL DHAR, , Son of Late RANA JIT DHAR, AJOY NAGAR, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Execution is admitted on 22-10-2019 by Mr MOHD SULEMAN, , Mr MD SULEMAN PARTNER, ANANDA NIKETAN CONSTRUCTION (Partnership Firm), 60, TANUPUKUR ROAD, P.O:- DHAKURIA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031

Indetified by Mr RAHUL DHAR, , Son of Late RANA JIT DHAR, AJOY NAGAR, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 560/- ( B = Rs 500/- , E = Rs 28/- , H = Rs 28/- , M/D = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 560/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/10/2019 10:21PM with Govt. Ref. No: 192019200085245511 on 21-10-2019, Amount Rs: 560/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0AHBGEY9 on 21-10-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,971/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 561898, Amount: Rs.100/-, Date of Purchase: 21/09/2019, Vendor name: CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/10/2019 10:21PM with Govt. Ref. No: 192019200085245511 on 21-10-2019, Amount Rs: 6,971/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0AHBGEY9 on 21-10-2019, Head of Account 0030-02-103-003-02

*S-a*

**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 297278 to 297337

being No 160208281 for the year 2019.



*Samar Kumar Pramanick*

Digitally signed by SAMAR KUMAR  
PRAMANICK  
Date: 2019.10.31 12:50:12 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 10/31/2019 12:50:05 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)